

NO TRANSFER X
TAX PAID**WARRANTY DEED**

Know All Men By These Presents

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44-126

That I, **Lionel R. Giguere**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Henriette G. Giguere**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 11 School Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Henriette G. Giguere, her heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Parcel One: A certain lot or parcel of land with buildings and improvements thereon commonly known as 13 School Street, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the northerly line of School Street 46.55 feet westerly of a stone bound set in the southwesterly corner of land formerly of Carroll N. Perkins, measuring in said northerly line of said School Street; thence easterly along the center line of a concrete walk and said center line extended to a point in the southerly line of land now or formerly of John D. Reed 43.30 feet westerly of the southeasterly corner of land of said Reed; thence westerly along the southerly line of said land of said Reed 51.00 feet to land formerly of R.W. Pray; thence southerly along the easterly line of land formerly of R.W. Pray 98.40 feet to the northerly line of said School Street; thence easterly along the northerly line of said School Street 48.32 feet to the point of beginning.

Also a right of way over a strip of land three and one-half (3½) feet wide lying next easterly of land hereby conveyed and extending from the northerly line of said School Street to the southerly line of land of said Reed to be used by grantee, her heirs, devisees, and assigns in connection with the premises hereby conveyed and in common with the Ten Associates, its successors and assigns.

EXCEPTING AND RESERVING, however, to the Ten Associates, its successors and assigns, a right of way over a strip of land three and one-half (3½) feet wide lying next westerly of the easterly line of the above granted premises and extending from the northerly line of School Street to the southerly line of land of said Reed, the same to be used by the Ten Associates, its successors and assigns in common with the said land now or formerly owned by grantee, and in connection with the land lying next easterly of the above-described premises.

BEING the same premises acquired by Lionel R. Giguere by Warranty Deed from Lionel R. Giguere and Henriette G. Giguere dated December 6, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4571, Page 173.

Parcel Two: A certain lot or parcel of land with buildings and improvements thereon commonly known as 7 and 9 School Street, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the southwesterly corner of land formerly owned or occupied by J.G. Chandler as a homestead; thence running westerly by the northerly line of School Street six (6) rods to the southeasterly corner of land formerly occupied by Charles Sloper as a homestead, later owned by Morton M. Small; thence running northerly along the easterly line of said Small's land to a point six (6) rods distant from the northerly line of said School Street; thence running easterly in a line parallel with said School Street, and six (6) rods distant therefrom, six (6) rods to the westerly line of said Chandler lot extended northerly; thence running southerly on the westerly line of said Chandler land to the point of beginning.

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BEING the same premises acquired by Lionel R. Giguere by Warranty Deed from Lionel R. Giguere and Henriette G. Giguere dated December 6, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4571, Page 171.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Henriette G. Giguere, her heirs and assigns, to her and her use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Lionel R. Giguere have hereunto set my hand and seal this 6th day of May, 1999.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

Lionel R. Giguere
Lionel R. Giguere

STATE OF MAINE
County of Kennebec, ss.

Dated: May 6, 1999.

Personally appeared before me on the day and year aforesaid the above-named, Lionel R. Giguere, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
William P. Dubord, Notary Public
My commission expires: 6/26/2001



RECEIVED KENNEBEC CO.

1999 MAY 10 AM 9:30

ATTEST: Harmon B. B. B.
REGISTER OF DEEDS